

# \$869,900 - 1379 Township Road 312 A, Rural Mountain View County

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MLS® #A2169759

**\$869,900**

1 Bedroom, 2.00 Bathroom, 1,635 sqft  
Residential on 4.79 Acres

NONE, Rural Mountain View County, Alberta

Huge price drop! Nestled on 4.79 acres just minutes from Didsbury, this immaculate property offers the perfect blend of rural tranquility and modern convenience. The home, thoughtfully updated in 2015, is designed for main-floor living, featuring a spacious primary bedroom with a luxurious 5-piece ensuite, main-floor laundry, and an expansive kitchen and dining area. The property also boasts an impressive 40' x 80' "man cave" shop, complete with an automotive hoist, a fabrication area, and ample storage—ideal for hobbyists and car enthusiasts. Outdoor spaces include raised garden beds, a cozy party shack, and a fire pit, perfect for entertaining. The home was fully renovated to the studs, with new wiring, plumbing, foam insulation, windows, a tankless water heater, and a high-velocity furnace, ensuring comfort and efficiency. Located near the charming community of Didsbury, this property combines the peace of rural living with easy access to local amenities, schools, and services, while still being a convenient commute to Calgary. Ideal for those seeking modern comforts, ample land, and space to indulge in their hobbies, this property is the ultimate rural retreat.

Built in 1968

## Essential Information



MLS® #	A2169759
Price	\$869,900
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,635
Acres	4.79
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### **Community Information**

Address	1379 Township Road 312 A
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 0W0

### **Amenities**

Parking Spaces	12
Parking	Double Garage Detached, Quad or More Detached, RV Access/Parking
# of Garages	4

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Ceiling Fan(s), Closet Organizers, Central Vacuum, Double Vanity, Jetted Tub, Storage, Tankless Hot Water
Appliances	Dishwasher, Range Hood, Refrigerator, Double Oven, Gas Cooktop, Microwave, Window Coverings
Heating	Forced Air, Natural Gas, ENERGY STAR Qualified Equipment, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Finished, Full

## Exterior

Exterior Features Garden, Lighting, Fire Pit, Private Entrance, Private Yard, RV Hookup, Storage

Lot Description Treed, Irregular Lot, Landscaped

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

## Additional Information

Date Listed October 3rd, 2024

Days on Market 160

Zoning Agricultural District (A)

## Listing Details

Listing Office Century 21 Bravo Realty

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